

**2/1B Elsie Avenue, Seaford, Vic 3198**

**buxton**

**Unit For Sale**

Wednesday, 10 January 2024

2/1B Elsie Avenue, Seaford, Vic 3198

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 314 m2**

**Type: Unit**



Daniel Keleher  
0410579785



Bessi Upchurch  
0410579785

**\$590,000 - \$640,000**

Presenting a superb beachside opportunity, this spacious two-bedroom single level unit is located for lifestyle, with pristine white sand and the sea just 450 metres from your doorstep. Imagine grabbing your towel and strolling to the beach for a quick dip in the water, or enjoying a serene early morning paddleboard with no need to take the car. Set on 314m<sup>2</sup> approx., this neat and tidy residence is ready to move in, with exciting scope to unlock its full potential over time. Inside, discover two separate living zones to enjoy, including a generous front lounge room to relax, flowing through to a neat sunny kitchen at the heart, overlooking an inviting casual meals/living area. Outdoors is a supersized surprise, with the private paved courtyard garden relishing in a sun drenched northerly aspect, offering impressive space for children, pets and entertaining. Both bedrooms feature built-in robes, the master bedroom complemented by a dual-access bathroom with a separate shower and bath, plus incorporated laundry facilities. Further highlights include plush new carpet and fresh paint, a split-system, ceiling fans and single garage with extra parking in front. The perfect first step or investment, this seaside gem is conveniently positioned steps from Woolworths, bus stops, Kananook Creek and pedestrian access to the beach, while Seaford Village, the train station, reserves and schools are easily accessible on foot. All enquiries must include a contact number. For more information, please contact Daniel Keleher on 0410 579 785 or Bessi Upchurch on 0451 241 235.